

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0330003549
Comm # (no dashes):	53143434301
County:	Kenosha
Region:	Commerce
Site name:	Car-X Muffler & Brake
Street Address:	6001 22nd Ave
City:	Kenosha
Closure Date	2000-12-19
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	697683.104859251
Northing (Y):	236432.862163141
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

December 19, 2000

Linda Stojcevsy
Speedy Car-X Inc.
365 Bloor Street East, Suite 1200
Toronto, Ontario M4W 3M7
Canada

RE: COMMERCE # 53143-4343-01
Car-X Muffler and Brake, 6001 22nd Ave., Kenosha, WI

Underground Storage Tanks Removed in 1993

Case Closure

Dear Ms. Stojcevsy:

This letter acknowledges receipt of the following items:

- a copy of the registered *Notice of Contamination to Property*;
- a copy of a letter (October 24, 2000) to the City of Kenosha Public Service Department; and
- monitoring well abandonment documentation.

This case is now considered closed, as described in my letter dated April 24, 2000.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (414) 220-5372.

Sincerely,



Nancy S. Kochis
Hydrogeologist
PECFA Site Review Section

cc: ✓ Bruce Evans, Arcadis Geraghty & Miller
✓ electronic case file

Groundwater Use Restriction

In Re: 6001 - 22nd Avenue. Kenosha, Wisconsin

Legally described as follows:

That part of Lot 1, in Block 7 of Bond's Subdivision of part of the Northwest 1/4 of Section 6, Township 1 North, Range 23 East of the Fourth Principal Meridian and being more particularly described as follows: Commencing at a point in the North line of said Lot 1, which is 54.00 feet West of the Northeast corner of said Lot 1, said point also being in the South line of 60th Street; running thence West on and along the North line of said Lot 1 and South line of 60th Street, 111.94 feet to a point in the Easterly line of 22nd Avenue as laid out and widened in the year 1929; thence Southerly on and along the Easterly line of said 22nd Avenue, 165.12 feet to a point; thence East and parallel with the North line of said Lot 1, 105.01 feet to a point; thence North and parallel with the East line of said Lot 1, 165.03 feet to the point of commencement. EXCEPTING AND RESERVING a 17 foot strip of land adjacent to and South of the South line of 60th Street lying between a line 149 feet West of and parallel with the East line of said Lot 1 and the Westerly line of 22nd Avenue as laid out and widened in 1929. ALSO EXCEPTING the Easterly 3.00 feet of the above described parcel. Said land being in the City of Kenosha, County of Kenosha, State of Wisconsin.

Tax Key No.: 05-123-06-228-034

STATE OF WISCONSIN)
) ss
COUNTY OF KENOSHA)

WHEREAS, DISCOVERER SERVICES, INC. is the owner of the above-described property; and

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum contaminated soil above ch NR 720.09, Wis. Adm. Code enforcements standards (Residual Concentration Levels – RCLs) and groundwater above ch. NR 140, Wis. Adm. Code enforcement standards exists on this property at the following location(s):

Benzene, ethylbenzene, toluene, and xylene were detected in the soil in the north central and west central areas of the site in samples collected from borings completed from June 1996 through March 1997. Detected concentrations as high as the following concentrations may remain on the site:

Benzene - 16,000 micrograms per kilogram (µg/kg)
Ethylbenzene - 96,000 µg/kg
Toluene - 61,000 µg/kg
Xylene - 550,000 µg/kg

Benzene was detected in the groundwater on the western side of the site at Monitoring Well MW-4 in samples collected from March 1997 to July 1999 in concentrations ranging from 59 to 580 micrograms per liter (µg/L).

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate soil exceeding ch. NR 720.09, Wis. Adm. Code soil standards and groundwater exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by ch. NR 811, Wis. Adm. Code and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable and to obtain Department approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Groundwater Use Restriction,
this _____ day of _____, 2000.

DISCOVERER SERVICES, INC.

By: _____

Printed Name: David F. Dunaway
Vice-President

Subscribed and sworn to before me

this _____ day of _____, 2000.

Notary Public, State of _____

My commission _____

This document was drafted by the Wisconsin Department of Natural Resources.

Return to:

Martin J. Ciotti
c/o Car-X Service Systems
8430 W. Bryn Mawr Ave., Suite 400
Chicago, IL 60631
773/693-1000

Doc 1196030

KENOSHA COUNTY
1010 56th Street
Kenosha, WI 53140

10/06/2000 Receipt Number: 43712
12:50 PM Received by . : SUEB
FROM: MARTIN CIOTTI

Recording & Filing Fee 10.00

Register of Deeds Fees
100-170-1710-1000-4554

Land Information Systems
100-170-1720-1000-4556

Recording Fees due State
500-3129

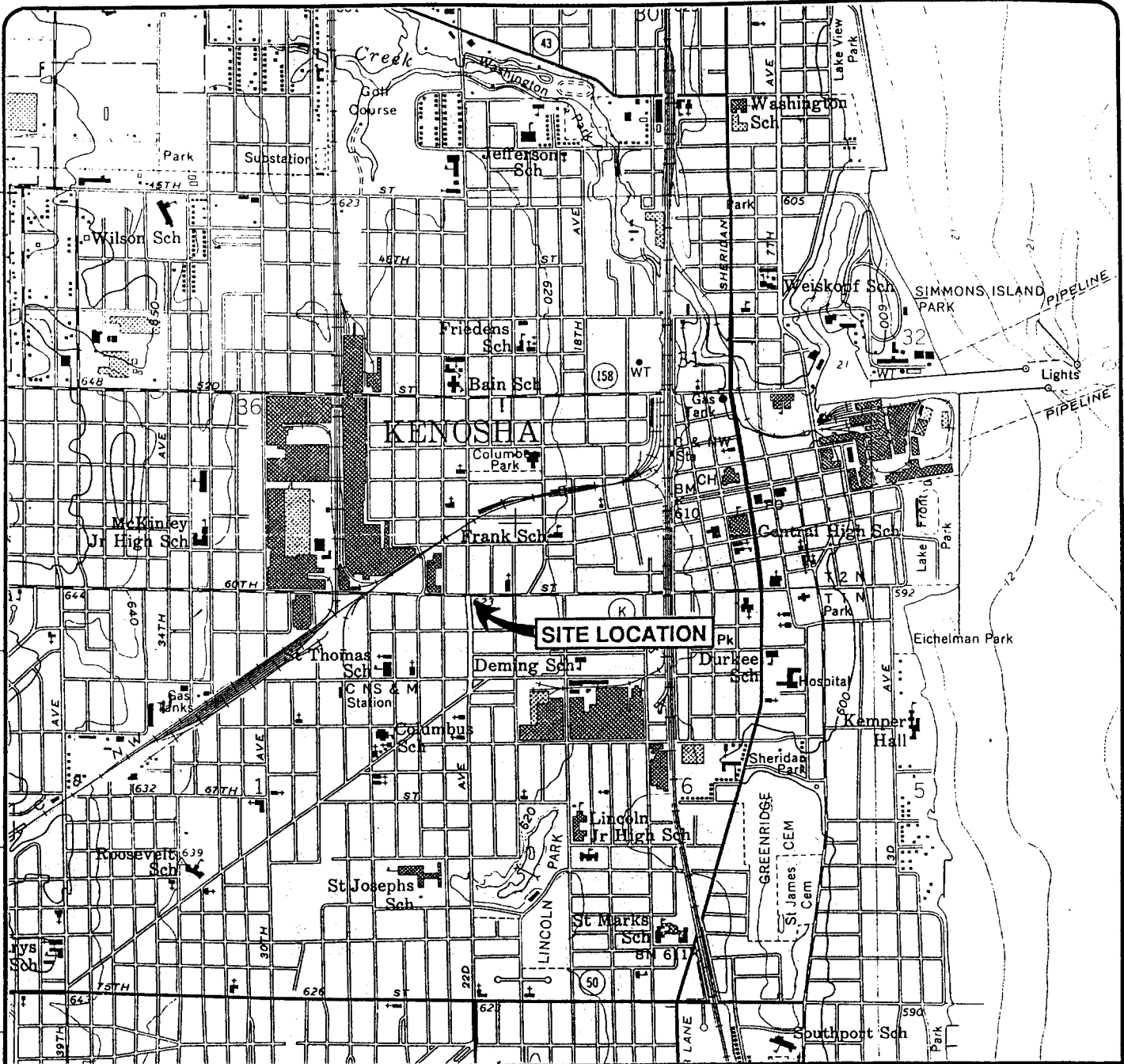
Recording & Filing-Add 6.00

Register of Deeds Fees
100-170-1710-1000-4554

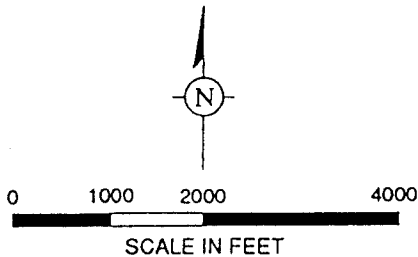
Receipt Total . :	16.00
Amount Tendered :	20.00
Change :	4.00

Payment Rcvd: Cash :	20.00
Check :	.00
Charge:	.00
Other :	.00

DWG DATE: 18OCT93 | PRJCT NO.: W0377.001 | FILE NO.: 1141 | DRAWING: 03 | CHECKED: DB | APPROVED: DB/RC | DRAFTER: ELS



SOURCE: USGS 7.5 Minute Topographic Map, KENOSHA, WISCONSIN Quadrangle, 1971



WISCONSIN



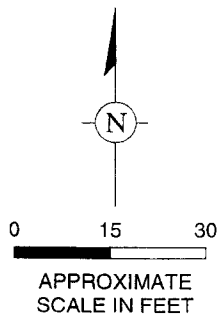
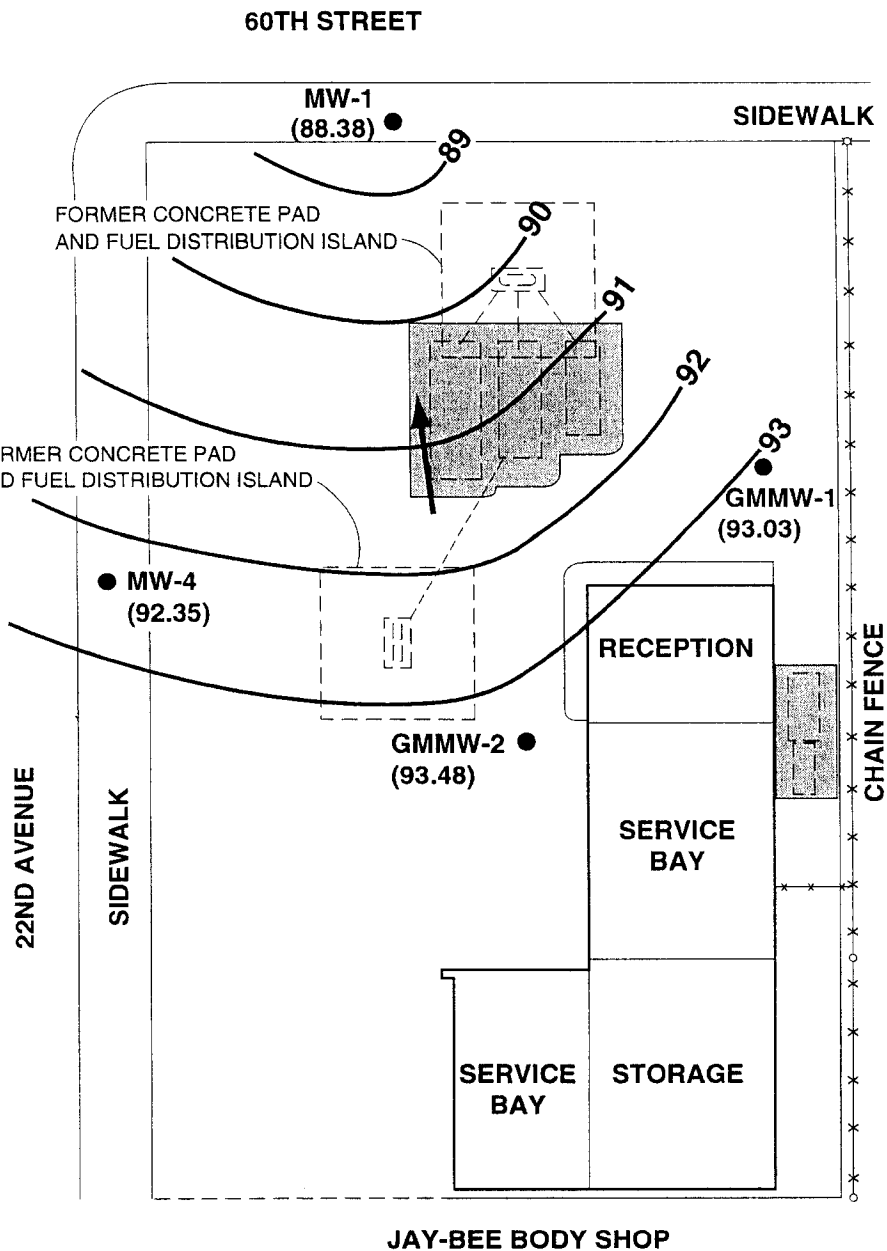
REGIONAL SITE LOCATION MAP

SPEEDY CAR-X MUFFLER AND BRAKE
KENOSHA, WISCONSIN

FIGURE

1

DWG DATE: 09NOV99 | PN: SPEEDYMUW10377\UST_REM\FILE NO.: GRAPHICS | DRAWING: 72899.AI | CHECKED: TP/DB | APPROVED: | DRAFTER: ELS



LEGEND

- MW-4 ● MONITORING WELL LOCATION
- (92.35) GROUNDWATER ELEVATION (Feet)
- 90 — GROUNDWATER CONTOUR
- ➔ GENERALIZED GROUNDWATER FLOW DIRECTION
- ▨ AREAS OF EXCAVATION



ARCADIS

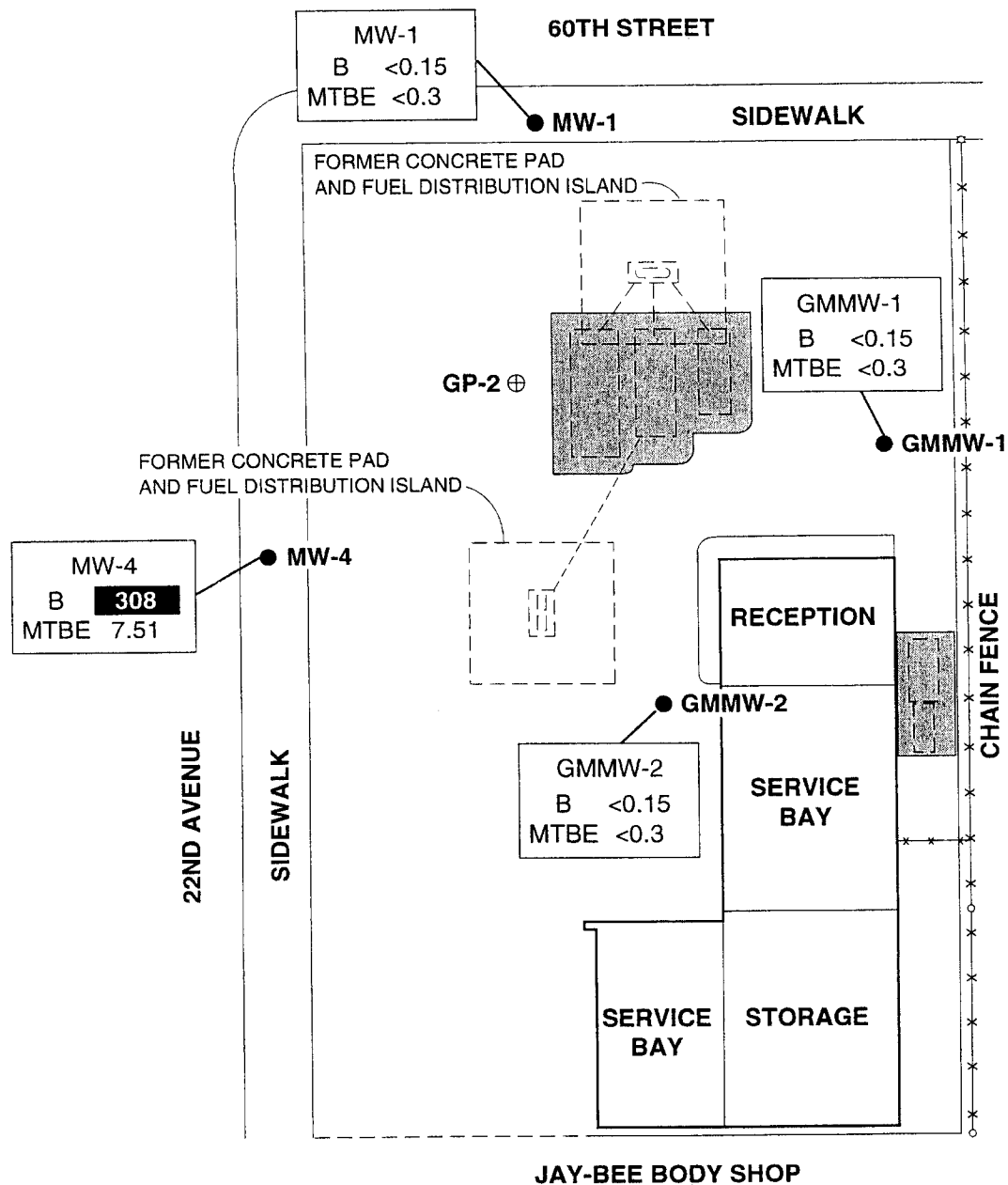
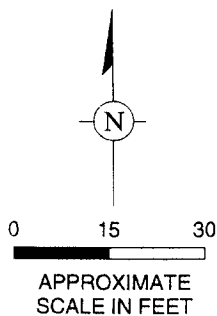
GERAGHTY & MILLER

**GROUNDWATER CONTOUR MAP
JULY 1999**

SPEEDY CAR-X MUFFLER AND BRAKE
KENOSHA, WISCONSIN

FIGURE

4

**LEGEND****MW-4 ● MONITORING WELL LOCATION****B BENZENE****GP-1 ⊕ GEOPROBE LOCATION****MTBE METHY TERT-BUTYL ETHER****AREAS OF EXCAVATION****CONCENTRATION IS ABOVE
NR 140 ENFORCEMENT STANDARD****ALL CONCENTRATIONS EXPRESSED AS MICROGRAMS PER LITER****ARCADIS****GERAGHTY & MILLER****SUMMARY OF GROUNDWATER
ANALYTICAL RESULTS, JULY 1999**SPEEDY CAR-X MUFFLER AND BRAKE
KENOSHA, WISCONSIN

FIGURE

7

Table 3. Summary of Groundwater Analytical Detections, Speedy Car-X Muffler and Brake, Kenosha, Wisconsin.

Boring/Well ID Date Collected	MW-1				MW-4				GMMW-1			
	3/25/97	08/24/98	02/19/99	07/29/99	3/25/97	8/25/98	02/19/99	07/28/99	3/25/97	08/24/98	02/19/99	07/28/99
<u>VOCs (µg/L)</u>												
Benzene	<0.50	<0.5	<0.5	<0.15	59	198	580	308	<0.50	<0.5	<0.5	<0.15
MTBE	<0.50	<1.0	<1.0	<0.3	<0.20	9.76	<1.0	7.51	<0.50	<1.0	<1.0	<0.3
<u>VOCs</u> Volatile organic compounds.												
MTBE	Methyl tert-Butyl Ether.											
µg/L	Micrograms per liter.											
ES	Enforcement Standard (ES) established by Chapter NR 140 of the Wisconsin Administration Code.											
PAL	Preventive Action Limit (PAL) established by Chapter NR 140 of the Wisconsin Adminstrative Code.											
	Denotes a constituent concentration above the Enforcement Standard.											

Table 3. Summary of Groundwater Analytical Detections, Speedy Car-X Muffler and Brake, Kenosha, Wisconsin.

Boring/Well ID	GMMWW-2				NR 140	NR 140
	3/25/97	08/25/98	02/19/99	07/29/99		
Date Collected					ES	PAL
<u>VOCs (µg/L)</u>						
Benzene	<0.50	<0.5	<0.5	<0.15	5	0.5
MTBE	<0.50	<1.0	<1.0	<0.3	60	12
<u>VOCs</u>						
Volatile organic compounds.						
MTBE	Methyl tert-Butyl Ether.					
µg/L	Micrograms per liter.					
ES	Enforcement Standard (ES) established by Chapter NR 140 of the Wisconsin Administration Code.					
PAL	Preventive Action Limit (PAL) established by Chapter NR 140 of the Wisconsin Administrative Code.					
	Denotes a constituent concentration above the Enforcement Standard.					